



Lawsons
ESTATE AGENTS

44 Victory Way, Thetford
Guide Price £325,000 – £350,000.

44 Victory Way

Thetford, IP24 2FD

Lawsons Estate Agents are delighted to present this stunning 4-bedroom semi-detached house to the market! Boasting FOUR BEDROOMS, including TWO EN-SUITES, a family bathroom, and a convenient W/C. With integrated appliances in the kitchen, a garage, and driveway, this modern development offers easy access to the A11, town, & amenities.

Council Tax band: D Tenure: Freehold

Hallway

13' 5" x 4' 7" (4.08m x 1.39m)

Built-in door mat, radiator, wood effect vinyl flooring, doors to W/C, lounge, and kitchen / diner, with stairs to first floor landing.

W/C

6' 5" x 3' 2" (1.95m x 0.97m)

Low level W/C, wash basin with mixer tap and tiled splash back over, with radiator, and wood effect vinyl flooring.

Lounge

15' 10" x 11' 1" (4.82m x 3.38m)

Window to front, feature electric fireplace, with radiator, and carpet flooring.

Kitchen / Diner

11' 4" x 18' 10" (3.45m x 5.74m)

Window to rear, wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, integrated electric oven and hob with cooker hood over, fridge / freezer, dishwasher, and washing machine, with radiator, French doors to rear garden, and further door to understairs storage cupboard.

First Floor Landing

9' 10" x 3' 10" (2.99m x 1.17m)

Doors to bedroom 2, bedroom 3, bedroom 4, family bathroom, and airing cupboard housing the hot water cylinder, with carpet flooring, and stairs to second floor landing.





Bedroom 2

14' 2" x 10' 1" (4.33m x 3.08m)

Window to rear, with radiator, carpet flooring, and door to en-suite.

En-Suite 2

6' 6" x 5' 1" (1.99m x 1.55m)

Shower cubicle with mixer tap shower over, low level W/C, wash basin with mixer tap over, with partial wall tiling, heated towel rail, tile effect vinyl flooring, and spotlighting.

Bedroom 3

9' 8" x 11' 0" (2.95m x 3.35m)

Window to front, with radiator, and carpet flooring.

Bedroom 4

10' 6" x 8' 4" (3.20m x 2.55m)

Window to rear, with radiator, and carpet flooring.

Family Bathroom

6' 5" x 7' 4" (1.95m x 2.23m)

Frosted window to front, bath with mixer tap and shower attachment over, with further separate mixer tap shower over the bath unit, low level W/C, wash basin with mixer tap over, partial wall tiling, heated towel rail, wood effect vinyl flooring, and spotlighting.

Second Floor Landing

3' 2" x 3' 8" (0.97m x 1.12m)

Radiator, carpet flooring, and door to bedroom 1.

Bedroom 1

14' 4" x 14' 11" (4.38m x 4.54m)

Window to front, with radiator, carpet flooring, and doors to en-suite and walk-in wardrobe.

En-Suite

7' 4" x 12' 0" (2.23m x 3.66m)

Frosted window to rear, shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap over, heated towel rail, partial wall tiling, wood effect vinyl flooring, and spotlighting.



Garage
23' 5" x 10' 4" (7.15m x 3.15m)

Up and over door to front, with mains power and lighting connected.

Front Garden

Mainly laid to shrubs with pathway leading to the front door.

Rear Garden

Enclosed rear garden, mainly laid to synthetic lawn, with patio areas, flower beds, and side access gate to the front.

Parking

The property benefits from a driveway to the side leading to the garage.

Agents Note

This property falls under a band D for the local council tax and costs approximately £2,140.67 per annum for 2024/25.

This property is subject to an annual service charge of approximately £280.00 Per Annum. For more information, please contact the office.

Anti-Money Laundering Regulations

Fees apply, please visit our website for full terms and conditions.

Viewing

Strictly by an appointment via Lawson's Estate Agents 01842 755422.

Financial Advice

Lawson's Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation. Please call 01842 755422 to make an appointment.

Disclaimer

No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

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